152.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,500 /	770,500
					USE VALUE:	770,500 /	770,500
					ASSESSED:	770,500 /	770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	USEFOFF MARIE J	
Owner 2:		
Owner 3:		
Street 1:	16 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,979 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1926, having primarily Wood Shingle Exterior and 1706 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5979.000	291,000		479,500	770,500
Total Card	0.137	291,000		479,500	770,500
Total Parcel	0.137	291,000		479,500	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.64 | /Parcel: 451.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100624
GIS Ref	
GIS Ref	
Insp Date	04/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0002-0003.0 !11901!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,000	0	5,979.	479,500	770,500	770,500	Year End Roll	12/18/2019
2019	101	FV	250,700	0	5,979.	449,500	700,200	700,200	Year End Roll	1/3/2019
2018	101	FV	229,800	0	5,979.	371,600	601,400	601,400	Year End Roll	12/20/2017
2017	101	FV	229,800	0	5,979.	341,600	571,400	571,400	Year End Roll	1/3/2017
2016	101	FV	229,800	0	5,979.	311,700	541,500	541,500	Year End	1/4/2016
2015	101	FV	204,000	0	5,979.	305,700	509,700	509,700	Year End Roll	12/11/2014
2014	101	FV	204,000	0	5,979.	284,100	488,100	488,100	Year End Roll	12/16/2013
2013	101	FV	204,000	0	5,979.	270,300	474,300	474,300		12/13/2012

PRINT

Date	Time
12/11/20	02:01:51

LAST REV

Date	Time
05/15/18	09:30:23
apro	
11901	

USER DEFINED

Prior Id # 1:	100624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY RUTH E	21884-114		3/27/1992		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2015	1622	Renovate	42,000					
10/5/2015	1494	Inter-De	3,000					
4/17/1998	199	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Meas/Inspect	BS	Barbara S
1/15/2009	Meas/Inspect	372	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/19/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5979		Sq. Ft.	Site		0	80.	1.00	9									479,497						479,500	

Total AC/HA: 0.13726 | Total SF/SM: 5979 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,497 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26547480
Const Adj.:	0.98990101
Adj $ / SQ:	156.587
Other Features:	88300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395391
Depreciation:	104383
Depreciated Total:	291008

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

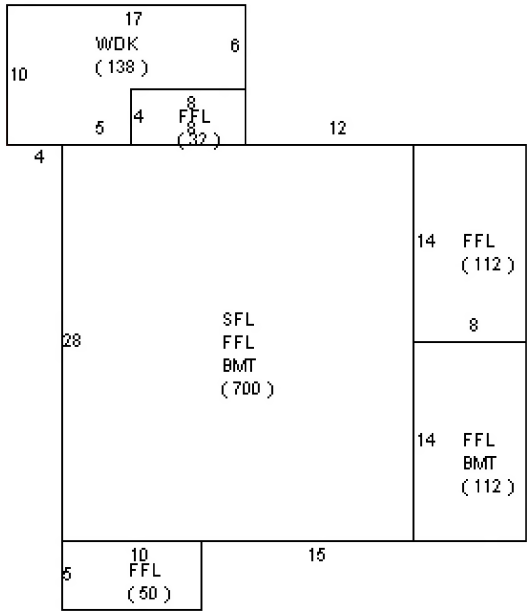
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.59
Special Features:	0	Val/Su Net:	109.56
Final Total:	291000	Val/Su SzAd	170.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,006	156.590	157,526
BMT	Basement	812	46.980	38,145
SFL	Second Floor	700	156.590	109,611
WDK	Deck	138	13.110	1,810

Net Sketched Area:	2,656			Total:	307,092
Size Ad	1706	Gross Are	2656	FinArea	1706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	